

## 2 Bedroom Apartment for Sale in Larnaca District

Top Floor, Two Bedroom Apartment for sale in American Academy area, Larnaca. It is located in central area, just minutes away from Finikoudes beach and within close proximity to schools, shops, supermarkets, restaurants etc. Key landmarks such as Municipal Park and Municipal Library are at a close distance. International airport of Larnaca is 15 minutes driving distance. ✖

Fourth floor apartment for sale in Larnaca, American Academy area. It consists of an open plan kitchen-living & dining area, two bedrooms-one en suite with shower, family bathroom and spacious covered veranda. In addition, the apartment has access to a covered parking on the ground floor and storage on the roof...

### Property Info

Covered Area  
Air Conditioning

**82**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**55227**  
**Apartment**  
**Brand New**  
**2**

### Amenities

- Elevator

### Location

Region: **Larnaca**  
Coordinates: **34.92073212397 / 33.626620855774**

## Price: €265 000 + VAT

VAT for this property is **€13,250** or **€50,350**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 232.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€265 000 on Mar 10, 2026





